



Tanglewood
5 Muntham Drive
Barns Green
West Sussex
RH13 0PT
30th. January 2026

Planning Department
Horsham District Council
Parkside
Chart Way
Horsham
RH12 1RL

Dear Sirs

Your ref: DC/25/2057, Land North of Little Slaughterford, Chapel Road, Barns Green.

I object to the development of the field opposite the village shop and this application should be refused because:

1. The site is not included in the Itchingfield Parish Plan, which was supported by 92.05% of residents in September 2025.
2. It would destroy the 'existing defensible boundary' on the west of the village.
3. The area is susceptible to flooding, impacting on adjacent buildings.
4. There is inadequate waste water, electricity, road safety and public transport infrastructure to support this development.
5. This development would cause irretrievable damage to heritage assets – listed buildings and ancient hedgerow.
6. An increased number of Horsham District residents would have restricted access to sport and recreation facilities.

7. The development would cause unacceptable change to the character of the village.

1) Following lengthy consultation, in the referendum on the Itchingfield Parish Plan held on 4th September 2025, only four months ago, residents voted by an overwhelming majority (92.05%) for Horsham District Council to ‘use the Neighbourhood Plan for Itchingfield Parish to help it decide planning applications in the neighbourhood area’. This plan does not include development on the land north of Little Slaughterford. It does propose other sites, one of which is currently under construction (Sumners Fields). Barns Green has already accommodated substantial growth in recent years (Ash Miles estate and other smaller developments). Furthermore, the Government’s Planning and Infrastructure Bill guidance states what should be built and where ‘should be shaped by local communities’.

2) Currently Chapel Lane provides an ‘existing defensible boundary’ to the village (as does the Sumners Ponds campsite for the new Sumners Ponds development). In paragraph 7.5 of their Planning Statement, Miller Homes even admits ‘being set outside of the built-up area boundary and not essential to this countryside location, the proposal would be in conflict with policies 2, 3, 4 and 26 of the Horsham District Planning Framework.’ There would no longer be an ‘existing defensible boundary’ to the west of the village if this development were permitted.

3) Flooding. The proposed site is on a slope of clay based soil which does not drain easily. Already, in times of heavy rain, a great deal of surface water runs down the fields north of Little Slaughterford onto Chapel Lane. The village shop was badly damaged by flood water a few years ago and the drains are not able to cope with the current surface run off during heavy rainfall (see attached video). Building on the proposed field would increase the likelihood of flooding on adjacent housing, including the local shop and the following listed buildings: Bennetts, Blacksmith’s Cottage, The Queen’s Head and Little Stammerham.

4) Infrastructure Provision.

a) There are already issues with the management of waste water with sewage regularly leaking onto roadside verges in periods of high rainwater i.e. there is not sufficient capacity in the

existing local infrastructure to meet the current requirements, never mind adding 68 further dwellings arising from new development.

b) There is no reference to consultation with UK Power networks or to assessment of grid capacity. The nearby development under construction (Sumners Fields) has had to put a number of houses onto a backup diesel generator. This indicates that there is insufficient capacity to meet current demand, never mind an additional 68 houses.

c) Access to the site would increase congestion and the risk of accidents. From the only possible access on Chapel Road, the sight lines are poor and the road is narrow. For their businesses to be viable, it is vital that it is possible to park cars at the Queen's Head and Village Shop, opposite

the proposed entrance to the development. At peak times (school drop off and pick up), there are many taxis taking the 120 pupils to and from Muntham House School as well as cars transporting some of the 130 pupils at the village school and the children at the local playgroup. This development would increase traffic levels further with the associated risks.

d) The Miller Homes application relies on a significant shift away from private car use. Barns Green has almost non-existent public transport. The nearest train station (Christ's Hospital) is 3.7km away and there is a very minimal bus service e.g. only two buses on a Tuesday at 07.00 and at 16.57. This is inadequate transport provision to work, services such as GPs, hospitals, libraries and larger shops. There are no evening services at all and nothing at weekends. Thus, every house in the village requires access to at least one car, so both from the perspective of provision of parking spaces and access via local roads, this development would have detrimental, cumulative impacts on our already fragile road network

5) Heritage Assets and Managing Change within the Historic Environment.

a) We need to preserve and enhance our historic environment through positive management of development affecting designated heritage assets and their settings. Currently the following listed buildings: Bennetts, Blacksmith's Cottage, The Queen's Head and Little Stammerham,

have rural outlooks and in the case of Little Stammerham and Bennetts are surrounded by fields

on two sides.

b) The northern boundary of the proposed site is Smugglers Way, a historic footpath used by smugglers hundreds of years ago and edged by ancient hedgerow. The western boundary adjoins 'ancient semi-natural woodland' (ref: ANCWO0122269) which should be protected. The National Planning Policy Framework states development causing loss or deterioration of irreplaceable habitats 'should be refused unless there are wholly exceptional reasons'. The proposed 15m buffer is inadequate as there are sensitive species (dormice) present, drainage sensitivities (see Point 3 above) and increased recreational pressure is anticipated. (Natural England's Standing Advice). The proposal to route a footpath to serve 150+ residents, children and dogs through this boundary is unacceptable.

This development would irretrievably damage this historic environment.

6) The Open Space, Sport and Recreation Review 2021 identified where new sites may be needed or comprehensive access provided. This was reviewed in terms of catchment (access within a defined area) and capacity. Itchingfield was identified as a 'gap in catchment'. This development would increase the numbers of people in Horsham District with restricted access to sports and recreation facilities.

7) Barns Green is a 'medium village' with 'a moderate level of services, facilities and community networks'. Significantly increasing the population of the village would put strain on these. Conversely, increasing the level of services would change the nature of the village.

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